

# Wasatch County

While the nation and Utah slipped into a recession-like employment slump in 2001, Wasatch County's economy strengthened. Experiencing its own slump in 2000, employment growth resurfaced in the latter half of 2001. All industries, except manufacturing, showed gains by the fourth quarter.

**July-December  
2001**

Fortunately, Wasatch County's economy is not heavily dependent upon tourism for its livelihood — at least not during the winter months. The events of September 11 didn't seem to faze the county — this in contrast to how it negatively impacted neighboring Summit County that is dependent upon tourism.

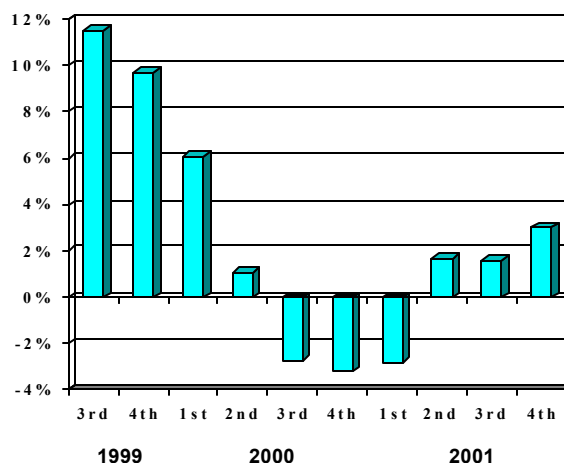
## nonfarm jobs

For the third quarter of 2001, employment grew by 1.6 percent compared with 2000's third quarter. In the fourth quarter, the rate of growth picked up to 3 percent. By the fourth quarter, there were around 4,850 jobs in the county — the highest level since late 1999.

## manufacturing

As mentioned, manufacturing was the only industry with employment declines in the fourth quarter — down by 50 positions. This

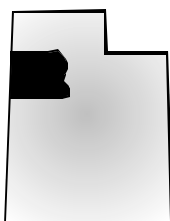
### Wasatch County Year-Over Growth in Nonfarm Jobs



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## Economic Newsletter

Published June 2002



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Current through December 2002

# Just the Facts

	3rd Quarter		Percent	4th Quarter		Percent
	2001	2000	Change	2001	2000	Change
Unemployment Rate	4.5%	4.3%		6.3%	4.4%	
<b>Nonfarm Jobs</b>	<b>4,874</b>	<b>4,798</b>	<b>1.6%</b>	<b>4,845</b>	<b>476</b>	<b>3.0%</b>
Total Construction (000s)	\$18,079.4	\$51,321.7	-67.8%	\$24,519.6	\$14,573.4	68.2%
<b>New Home Permits</b>	<b>86</b>	<b>159</b>	<b>-45.9%</b>	<b>61</b>	<b>63</b>	<b>-3.2%</b>
Taxable Sales (000s)	\$49,787.3	\$50,311.1	-0.9%	\$43,666.9	\$42,583.6	2.5%



## Summary

- Wasatch County's economy continued gaining strength as the second half of 2001 unfolded.
- Third quarter employment growth was modest at 1.6 percent, then added an additional punch in fourth quarter with 3 percent growth.
- Health care stands out as one the county's strongest industries.
- All three branches of government added new workers.
- Other miscellaneous gains, like trucking, finance, and wholesale trade add to the positive outlook.
- Manufacturing is the only industry in decline.

was also evident in the third quarter and is attributed to businesses involved in food production.

## others

All other industries grew in the fourth quarter. Services led the way with a gain of 60 positions. These, however, are not very broad based as they are almost entirely concentrated in the health care industry.

The addition of a new mortgage company helped push the financial sector's employment up by over 20 positions.

There are also employment gains to be seen in the trucking industry; around 10 new positions. The local airport also created several new jobs.

## government

In combination, the three branches of government — federal, state, and local — added close to 50 new positions in the county. Federal gains are within the Department of Agriculture. State gains are at the Heber Valley Historic Railroad, and local government additions are in the school district.

Trade is the final industry of growth. All of this is found within a variety of wholesale trade business. Retail trade employment is showing no year-over change.

## construction

The construction industry is largely unchanged in 2001's second half. This is a plus considering that the amount of construction activity permitted in the second half of the year was down from the previous year, particularly in the third quarter. It appears that there was a high amount of construction permitting done in 2000's second quarter, probably in anticipation of the Olympics, and therefore 2001's numbers are being compared against an anomaly.

To illustrate the contrast, 2001's third quarter saw 86 new residential dwelling units approved. A year earlier, 159 units were approved. Even more glaring is nonresidential construction. In 2000's third quarter, \$18 million in nonresidential projects were authorized. In 2001's third quarter, it was only \$1.5 million — a marked contrast. But again, 2000's numbers are probably an anomaly.

Fourth quarter numbers are more comparable. Residential dwelling units approved were 61, compared with 63 the year before, and nonresidential

valuation was \$1.5 million, right in line with the previous year's \$1.8 million.

## sales

Gross taxable sales, another economic indicator, isn't sending any kind of signal countering the conclusion postulated when we evaluated the employment situation. Sales were down by almost 1 percent in the third quarter, but then recorded a 2.5 percent gain in the fourth quarter.

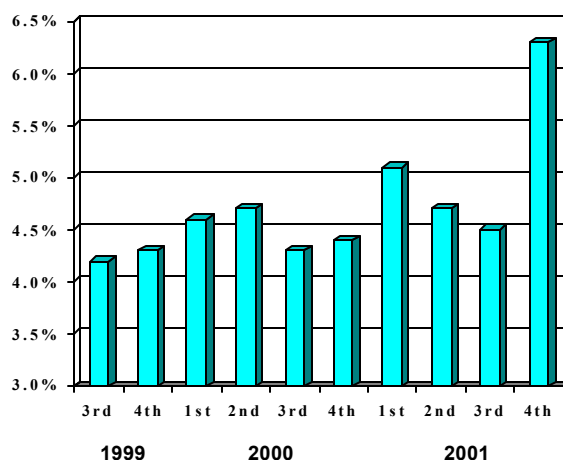
Retail trade sales, accounting for around half of all sales, followed the same pattern — unspectacular in the third quarter, and then modest growth in the fourth quarter. Food stores account for a large portion of these sales, and they were consistent across the quarters with between a 2.5 and 4 percent increase.

## finish

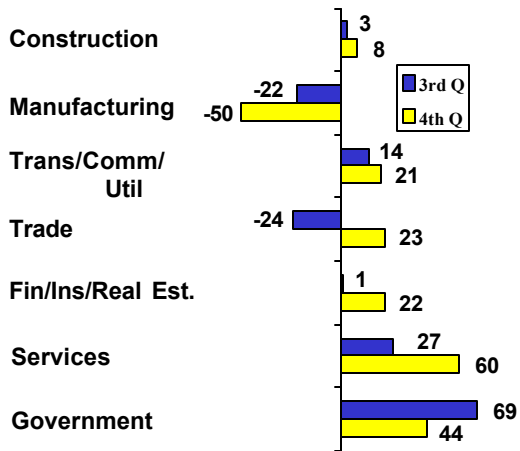
In summary, Wasatch County's economy enjoyed a positive, but not spectacular, second half of 2001. This is a welcome turnaround considering the county recorded job losses in most of the previous four quarters. Manufacturing is still a weak area, but all other industries produced employment growth. Health care and government stand out as the strongest industries.

Mark Knold  
Senior Economist  
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### Wasatch County Unemployment Rates

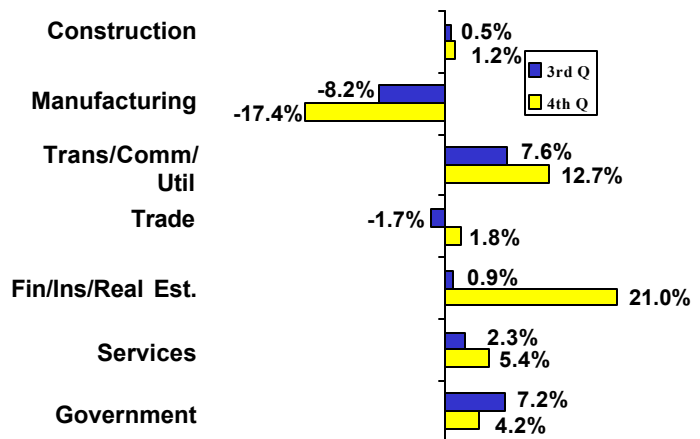


## Wasatch County Nonfarm Job Growth: 2000-2001

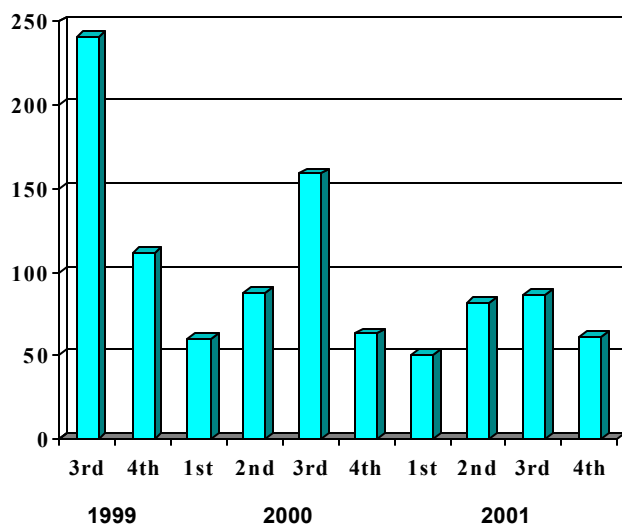


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## Wasatch County Nonfarm % Job Growth: 2000-2001



## Wasatch County Residential Construction Approvals



# Economic Events

- Wasatch County commissioners decided to proceed with a 60,000 square-foot, \$1.5 million events center at the Wasatch County Fairgrounds. The building would have a minimum of 1,500 seats and would be used for equestrian events, concerts, sporting events and community gatherings. (The Salt Lake Tribune, 6/11/02)
- Thanks to a generous land donation by a Heber City resident, plans for a new Wasatch County Library are now accelerating. The Wasatch County Commission announced the donation of two acres off 1200 South and 500 East. The parcel is near the Central Utah Water Conservancy District, Heber Office & WCWEP building. (The Wasatch Wave, 4/17/02)
- Ground has been broken on a 12-story five-star hotel proposed by Dallas-based Rosewood Hotels. Situated on 51 acres of prime real estate in the heart of Deer Crest—a 600-acre gated enclave of million-dollar homes and ski runs that connect with Deer Valley—the Grand Lodge will cater mostly to an upper-crust, discriminating clientele. The 135-room lodge will offer rates of \$600 to \$1,200 a night during peak winter months, and around \$400 to \$600 a night during the off-season. (The Deseret News, 3/27/02)
- The United Park City Mines Company presented plans to the Wasatch County Commission for a luxury mountain resort in the Bonanza Flats area east of Guardsman Pass. The resort would consist of 160 single-family homes, 70 condominium units, a 40,000-square-foot lodge, an 18-hole golf course and a ski lift connecting to the Park City Mountain Resort and the Deer Valley Resort. A new all-weather road would be built from Park City to the Bonanza Mountain Resort. It would be a gated community with access limited to owners and their guests. It would be “very much like” the exclusive Deer Crest area of Deer Valley. The Bonanza Flats project was unveiled several years ago as an extension of the Flagstaff project that Park City approved in the canyon between the Park City and Deer Valley resorts. But since Bonanza is in Wasatch County, the final decision rests with the Wasatch County commissioners. (The Salt Lake Tribune, 1/15/02)

# labor market indicators

## Wasatch County

	Third Quarter (July-September)				Fourth Quarter (October-December)			
	2001(p)	2000	Percent Change	Numeric Change	2001(p)	2000	Percent Change	Numeric Change
<b>Civilian Labor Force*</b>	<b>6,553</b>	<b>6,317</b>	<b>3.7</b>	<b>236</b>	<b>6,502</b>	<b>6,516</b>	<b>-0.2</b>	<b>-15</b>
Employed	6,259	6,045	<b>3.5</b>	<b>214</b>	6,093	6,229	<b>-2.2</b>	<b>-136</b>
Unemployed	294	272	<b>8.2</b>	<b>22</b>	409	287	<b>42.3</b>	<b>122</b>
Percent of Labor force	4.5	4.3			6.3	4.4		
<b>Total Nonagricultural Jobs**</b>	<b>4,874</b>	<b>4,798</b>	<b>1.6</b>	<b>76</b>	<b>4,845</b>	<b>4,706</b>	<b>3.0</b>	<b>139</b>
Goods Production	932	943	<b>-1.2</b>	<b>-11</b>	937	968	<b>-3.2</b>	<b>-31</b>
Mining	32	24	<b>33.3</b>	<b>8</b>	30	19	<b>57.9</b>	<b>11</b>
Contract Construction	655	652	<b>0.5</b>	<b>3</b>	669	661	<b>1.2</b>	<b>8</b>
Manufacturing	245	267	<b>-8.2</b>	<b>-22</b>	238	288	<b>-17.4</b>	<b>-50</b>
Service Production	3,942	3,855	<b>2.3</b>	<b>87</b>	3,908	3,738	<b>4.5</b>	<b>170</b>
Trans., Comm., Pub. Util.	198	184	<b>7.6</b>	<b>14</b>	186	165	<b>12.7</b>	<b>21</b>
Trade	1,388	1,412	<b>-1.7</b>	<b>-24</b>	1,324	1,301	<b>1.8</b>	<b>23</b>
Wholesale	143	133	<b>7.5</b>	<b>10</b>	148	126	<b>17.5</b>	<b>22</b>
Retail	1,245	1,279	<b>-2.7</b>	<b>-34</b>	1,176	1,175	<b>0.1</b>	<b>1</b>
Fin., Ins., & Real Estate	107	106	<b>0.9</b>	<b>1</b>	127	105	<b>21.0</b>	<b>22</b>
Services	1,225	1,198	<b>2.3</b>	<b>27</b>	1,170	1,110	<b>5.4</b>	<b>60</b>
Government	1,024	955	<b>7.2</b>	<b>69</b>	1,101	1,057	<b>4.2</b>	<b>44</b>
Federal	97	78	<b>24.4</b>	<b>19</b>	73	60	<b>21.7</b>	<b>13</b>
State	178	177	<b>0.6</b>	<b>1</b>	171	159	<b>7.5</b>	<b>12</b>
Local	749	700	<b>7.0</b>	<b>49</b>	857	838	<b>2.3</b>	<b>19</b>

\* Seasonally Adjusted      p = Preliminary

\*\* Detail may not add to total due to rounding; employment covered by Unemployment Insurance laws.

# Wasatch County

## Permit-Authorized Construction

	Third Quarter (Jul-Sep)			Fourth Quarter (Oct-Dec)			Annual Average 2001		
	2001	2000	Percent Change	2001	2000	Percent Change	2001	2000	Percent Change
<b>Wasatch County</b>									
New Dwelling Units	86	159	-45.9%	61	63	-3.2%	279	370	-24.6%
New Residential (\$000)	15,399.8	32,207.5	-52.2%	22,536.6	12,525.5	79.9%	64,061.8	74,750.5	-14.3%
New Nonresidential(\$000)	1,493.0	18,032.1	-91.7%	1,461.1	1,780.4	-17.9%	8,868.6	25,705.5	-65.5%
Additions/Alterations/Repairs	1,186.6	1,082.1	9.7%	521.9	267.5	95.1%	3,034.7	2,456.8	23.5%
Residential (\$000)	1,153.3	907.3	27.1%	401.4	262.1	53.1%	2,590.0	1,874.5	38.2%
Nonresidential (\$000)	33.3	174.8	-80.9%	120.5	5.4	2131.5%	444.7	582.3	-23.6%
<b>Total (\$000)</b>	<b>18,079.4</b>	<b>51,321.7</b>	<b>-64.8%</b>	<b>24,519.6</b>	<b>14,573.4</b>	<b>68.2%</b>	<b>75,965.1</b>	<b>102,912.8</b>	<b>-26.2%</b>
<b>Heber City</b>									
New Dwelling Units	44	54	-18.5%	34	38	-10.5%	155	166	-6.6%
New Residential (\$000)	5,825.9	6,517.4	-10.6%	4,406.6	4,732.1	-6.9%	20,406.1	20,213.4	1.0%
New Nonresidential(\$000)	103.4	1,119.1	-90.8%	541.4	1,029.2	-47.4%	2,224.3	6,329.2	-64.9%
Additions/Alterations/Repairs	120.5	229.5	-47.5%	239.5	58.2	311.5%	807.1	952.7	-15.3%
Residential (\$000)	87.2	150.0	-41.9%	119.0	54.2	119.6%	396.4	467.1	-15.1%
Nonresidential (\$000)	33.3	79.5	-58.1%	120.5	4.0	2912.5%	410.7	485.6	-15.4%
<b>Total (\$000)</b>	<b>6,049.8</b>	<b>7,866.0</b>	<b>-23.1%</b>	<b>5,187.5</b>	<b>5,819.5</b>	<b>-10.9%</b>	<b>23,437.5</b>	<b>27,495.3</b>	<b>-14.8%</b>
<b>Midway</b>									
New Dwelling Units	15	24	-37.5%	2	8	-75.0%	29	53	-45.3%
New Residential (\$000)	2,041.2	3,450.1	-40.8%	274.2	1,277.7	-78.5%	4,540.2	8,662.7	-47.6%
New Nonresidential(\$000)	27.8	249.0	100.0%	236.9	0.0	na	268.0	421.7	-36.4%
Additions/Alterations/Repairs	126.2	84.7	49.0%	151.6	151.2	0.3%	421.9	409.2	3.1%
Residential (\$000)	126.2	78.7	60.4%	151.6	151.2	0.3%	387.9	403.2	-3.8%
Nonresidential (\$000)	0.0	6.0	100.0%	0.0	0.0	0.0%	34.0	6.0	466.7%
<b>Total (\$000)</b>	<b>2,195.2</b>	<b>3,783.8</b>	<b>-42.0%</b>	<b>662.7</b>	<b>1,428.9</b>	<b>-53.6%</b>	<b>5,230.1</b>	<b>9,493.6</b>	<b>-44.9%</b>
<b>Other Wasatch County</b>									
New Dwelling Units	27	81	-66.7%	25	17	47.1%	95	151	-37.1%
New Residential (\$000)	7,532.7	22,240.0	-66.1%	7,855.8	6,515.7	20.6%	29,115.5	45,874.4	-36.5%
New Nonresidential(\$000)	1,361.8	16,664.0	-91.8%	682.8	751.2	-9.1%	6,376.3	18,954.6	-66.4%
Additions/Alterations/Repairs	939.9	767.9	22.4%	130.8	58.1	125.1%	1,805.7	1,094.9	64.9%
Residential (\$000)	939.9	678.6	38.5%	130.8	56.7	130.7%	1,805.7	1,004.2	79.8%
Nonresidential (\$000)	0.0	89.3	100.0%	0.0	1.4	-100.0%	0.0	90.7	-100.0%
<b>Total (\$000)</b>	<b>9,834.4</b>	<b>39,671.9</b>	<b>-75.2%</b>	<b>8,669.4</b>	<b>7,325.0</b>	<b>18.4%</b>	<b>37,297.5</b>	<b>65,923.9</b>	<b>-43.4%</b>

Source: Bureau of Economic and Business Research, University of Utah.

# wasatch County

## Gross Taxable Retail Sales

Standard Industrial Classification	3rd Quarter (July - Sep)			4th Quarter (Oct - Dec)			Annual 2001		
	2001	2000	% Chng	2001	2000	% Chng	2001	2000	% Chng
Agriculture, Forestry & Fishing	\$332,128	\$264,804	25.4	\$317,745	\$262,904	20.9	\$1,186,853	\$527,708	124.9
Construction	929,802	1,065,925	-12.8	814,265	437,171	86.3	2,066,381	3,135,527	-34.1
Manufacturing	3,246,855	2,997,566	8.3	2,119,667	2,427,382	-12.7	9,440,165	8,992,795	5.0
Transportation	140,462	103,891	35.2	140,328	73,640	90.6	464,862	413,529	12.4
Communications	2,453,543	2,611,853	-6.1	3,154,472	3,603,917	-12.5	11,046,441	10,390,178	6.3
Electric & Gas	2,221,904	1,860,346	19.4	2,989,443	2,869,648	4.2	12,004,460	10,521,550	14.1
<b>Total Wholesale Trade Sales</b>	<b>1,438,886</b>	<b>1,939,339</b>	<b>-25.8</b>	<b>1,281,359</b>	<b>1,032,047</b>	<b>24.2</b>	<b>5,133,607</b>	<b>4,851,823</b>	<b>5.8</b>
Durable Goods	1,283,809	1,805,582	-28.9	1,088,936	674,100	61.5	4,550,147	4,155,605	9.5
Nondurable Goods	155,077	133,757	15.9	192,423	357,947	-46.2	583,460	696,218	-16.2
<b>Total Retail Trade Sales</b>	<b>24,977,014</b>	<b>24,880,789</b>	<b>0.4</b>	<b>24,223,516</b>	<b>23,556,763</b>	<b>2.8</b>	<b>90,143,324</b>	<b>91,382,440</b>	<b>-1.4</b>
Building and Garden Stores	3,884,289	4,094,877	-5.1	3,303,075	3,423,855	-3.5	13,022,069	14,110,082	-7.7
General Merchandise Stores	382,000	374,610	2.0	689,677	648,770	6.3	1,859,476	1,786,172	4.1
Food Stores	9,179,476	8,836,918	3.9	8,792,850	8,556,278	2.8	33,336,946	32,497,635	2.6
Motor Vehicle Dealers	4,756,210	5,215,889	-8.8	5,743,260	5,680,884	1.1	19,096,993	20,503,041	-6.9
Apparel & Accessory Stores	102,041	72,668	40.4	172,600	165,253	4.4	472,253	376,832	25.3
Furniture Stores	271,933	416,962	-34.8	389,183	292,956	32.8	1,210,258	1,181,979	2.4
Eating & Drinking Places	4,497,418	4,148,797	8.4	3,175,611	3,208,194	-1.0	14,609,587	14,453,025	1.1
Miscellaneous Retail	1,903,647	1,720,068	10.7	1,957,260	1,580,573	23.8	6,535,742	6,473,674	1.0
<b>Finance, Insurance, Real Estate</b>	<b>576,677</b>	<b>749,008</b>	<b>-23.0</b>	<b>609,139</b>	<b>649,205</b>	<b>-6.2</b>	<b>2,433,568</b>	<b>2,710,224</b>	<b>-10.2</b>
<b>Total Service Sales</b>	<b>9,346,659</b>	<b>11,088,734</b>	<b>-15.7</b>	<b>6,317,163</b>	<b>6,280,696</b>	<b>0.6</b>	<b>28,168,694</b>	<b>28,363,398</b>	<b>-0.7</b>
Hotels & Lodging	3,469,122	3,886,975	-10.8	1,444,803	1,872,434	-22.8	9,075,963	9,964,626	-8.9
Personal	170,129	135,354	25.7	198,356	238,542	-16.8	732,318	777,941	-5.9
Business	1,429,664	2,325,337	-38.5	2,162,055	1,582,989	36.6	6,328,902	6,053,233	4.6
Auto & Misc. Repair	1,328,065	1,578,120	-15.8	1,410,534	1,454,739	-3.0	5,392,724	5,216,588	3.4
Amusement & Recreation	2,697,596	2,992,672	-9.9	764,246	600,472	27.3	5,635,786	5,294,505	6.4
Health	212,468	126,878	67.5	227,068	168,209	35.0	702,778	550,680	27.6
Ed., Legal, Social	39,615	43,398	-8.7	110,101	363,311	-69.7	300,223	505,825	-40.6
<b>Public Administration</b>	<b>390,635</b>	<b>441,296</b>	<b>-11.5</b>	<b>61,929</b>	<b>37,058</b>	<b>67.1</b>	<b>749,028</b>	<b>750,920</b>	<b>-0.3</b>
<b>Private Motor Vehicle Sales</b>	<b>1,693,512</b>	<b>1,305,590</b>	<b>29.7</b>	<b>1,516,653</b>	<b>1,118,773</b>	<b>35.6</b>	<b>6,192,834</b>	<b>5,846,813</b>	<b>5.9</b>
<b>Occasional Retail Sales</b>	<b>2,078,228</b>	<b>964,875</b>	<b>115.4</b>	<b>52,713</b>	<b>126,747</b>	<b>-58.4</b>	<b>2,177,651</b>	<b>1,168,875</b>	<b>86.3</b>
<b>Nondisclosable or Nonclassifiable</b>	<b>51,960</b>	<b>37,061</b>	<b>40.2</b>	<b>68,557</b>	<b>107,654</b>	<b>-36.3</b>	<b>294,866</b>	<b>326,102</b>	<b>-9.6</b>
<b>Total</b>	<b>\$49,878,265</b>	<b>\$50,311,077</b>	<b>-0.9</b>	<b>\$43,666,949</b>	<b>\$42,583,605</b>	<b>2.5</b>	<b>\$171,502,734</b>	<b>\$169,381,882</b>	<b>1.3</b>

\*\*Annual Average Only



## **New Regional Economist for the Mountainland Region**



James A. (Jim) Robson is the new Regional Economist for the Central and Mountainland regions: Salt Lake, Utah, Tooele, Summit, and Wasatch Counties. He has a Bachelor of Science degree in Economics from the University of Utah.

Mr. Robson has returned to DWS after working as a Research Analyst for ten years at the Governor's Office of Planning and Budget analyzing Utah's economic and demographic issues, and for ten years at Utah Foundation doing research on Utah public policy issues.

Previously, Jim worked for the Utah Department of Employment Security (the predecessor agency of DWS) administering the Current Employment Statistics survey.

Mr. Robson has worked for and participated with the Governor's Council of Economic Advisors, the Utah Population Estimates Committee, and is a member and past president of the Wasatch Front Economic Forum.

# Employers' Corner



Smart business people know where to find the latest, most accurate information available about economic trends, the labor market, cost of living and industry trends. There's county-level economic information too, and it's all FREE on the DWS Economic Information Web site: <http://wi.dws.state.ut.us>

# State of Utah

## DEPARTMENT OF WORKFORCE SERVICES

140 East 300 South  
PO Box 45249  
Salt Lake City, UT 84111

ADDRESS SERVICE REQUESTED

03-13MW-0602

Equal Opportunity Employment Program auxiliary aids and services are available upon request to individuals with disabilities. Call (801) 526-9240. Individuals with speech and/or hearing impairments may call the state relay at 1-800-346-4128.



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**We welcome your comments, questions and feedback!**